

**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**ZONING ADMINISTRATION REFERRAL**



**DATE:** June 7, 2010

**TO:** Marchant Schneider, Project Manager

**THROUGH:** Marilee Seigfried, Deputy Zoning Administrator

**FROM:** Nita Bearer, Planner, Zoning Administration *nb*

**CASE NUMBER AND NAME:** SPEX-2010-0010  
Broad Run Contracting  
Dulles Trade Center West Lot 12

**LCTM/MCPI:** 101///7////12/  
162-47-0244

**PLAN SUBMISSION NUMBER:** 1<sup>st</sup> Referral

**I. APPLICATION SUMMARY**

Zoning staff reviewed the above-referenced special exception application for conformance with the Revised 1993 Loudoun County Zoning Ordinance. The parcel is zoned PD-GI and is located within the Airport Impact Overlay District, Ldn 65 db noise contour. In the Revised 1993 Loudoun County Zoning Ordinance, "storage of empty solid waste vehicles and containers" is a use permitted in the PD-GI zoning district by approval of a special exception.

**II. STATEMENT OF JUSTIFICATION**

In the first paragraph, fifth sentence, remove "(as amended through January 6, 2003)" as the property is subject to the most current Revised 1993 Loudoun County Zoning Ordinance which is amended through April 20, 2010

**III. SECTION 6-1310, SPECIAL EXCEPTION – ISSUES FOR CONSIDERATION**

**6-1310(B)** *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*  
The applicant did not explain what measures will be taken to address safety from fire hazards. A 500 gallon fuel tank/pump is proposed to be located at the site. Clarify what measures will be taken to insure safe handling of the tank.

**6-1310(C) *Whether the level and impact of noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.***

The applicant indicated that the site is located within the PD-GI zoning district which will contain similar uses and noise levels nearby. The adjacent property located west of the subject property and identified as MCPI 162-46-4458 is zoned Rural Commercial (RC). According to the assessment records, the use of the property is residential. Noise emanating from the site is subject to the noise standards of Section 5-1507.

**6-1310(D) *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.***

According to the assessment records, the use of the adjacent property located west of the subject property and identified as MCPI 162-46-4458 is residential. The proposed use is subject to the light and glare standards of Section 5-1504.

**6-1310(E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.***

As noted above, the adjacent property located west of the subject property is zoned RC and, according to the assessment records, is used for residential purposes.

**6-1310(M) *The effect of the proposed special exception on groundwater supply.***

According to the record subdivision plat for Dulles Trade Center West, SBRD 2007-0042, there is a storm drainage easement on Lot 12. The plat illustrates the vehicle and container storage area to be in the vicinity of the easement. Additionally, according to the plat, the proposed 500 gallon fuel tank is in the vicinity of the storm drainage easement. Zoning staff will defer to the Environmental Review Team for review of the effect on groundwater.

#### **IV. SPECIAL EXCEPTION PLAT**

1. According to Section 4-603(W), a “contractor service establishment” is a permitted use within the PD-GI zoning district. It is only necessary to show the special exception request on the plat.
2. The 50’ and 100’ setbacks labeled on the plan are required yards. Correct the plan to indicate 50’ yard and 100’ yard instead of “setback.”
3. Remove the “200’ building setback to residential” as this is not a requirement of the PD-GI zoning district for the proposed use.
4. The requirement for the buffer yard and screening will be determined at the time of site plan. Unless the applicant is offering to provide the type 4 landscape buffer in order to provide additional screening, remove the reference to the buffer yards from the illustration. Please inform the applicant that, if it is determined that a type 4 landscape buffer is required or if the applicant is offering to provide the type 4 buffer, the required width of the sides and rear buffer yards is 25’ minimum/30’ maximum according to

Section 5-1414. Also, a type 4 landscape buffer requires a six foot high fence, wall, or berm providing a minimum opacity of 95%.

5. Clarify whether the “gravel vehicle storage area” is for the purpose of storing the empty solid waste vehicles and containers. Label all areas that will be used for the storage of empty solid waste vehicle and containers.
6. According to Section 4-607(D)(3), the outdoor storage areas shall be buffered and screened on the periphery of the storage area. This is in addition to any required buffer yards. Add a note that all areas used for storage will be in compliance with Section 4-607(D)(3).
7. Correct the PIN# and total area in the Site Tabulation table. The application is for the parcel identified as PIN# 162-47-0244. Update the PD-GI lot requirement tabulations to reflect the 5.5 acre parcel.
8. Delete the “25’ (per 5-1400)” from the minimum rear and side yard in the table of PD-GI Lot Requirements as this is for the buffer yard which will be determined at site plan submission. Also delete the “200’ (building)” rear yard.
9. Please advise the applicant that, according to Section 5-1400, a landscape plan, including a parking lot landscape and screening plan, shall be submitted at the time of site plan submission.

#### **V. OTHER ZONING COMMENTS**

1. Sheet 1, General Note #6 – According to LMIS, the property is located within the Ldn 65 db noise contour of the Airport Impact Overlay District.
2. Sheet 1, Adjacent Property Owners – According to assessment records, the use of the property identified as MCPI# 162-46-4458 is residential.
3. Sheet 2, Existing Conditions, Natural Resource Inventory – According to the first sentence of the NRI Narrative, the information is relative to an 11 acre parcel. Lot 12 consists of 5.5 acres. Verify that the information provided related to lot 12 and correct the acreage.